

**MEETING AGENDA
CITY OF PLEASANT HILL
ARCHITECTURAL REVIEW COMMISSION**

**September 1, 2011
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.ci.pleasant-hill.ca.us (925) 671-5209

CHAIR: GEORGE CORRIGAN

VICE CHAIR: THOR SCORDELIS

MEMBERS: JILL BERGMAN, JOHN HART, RICHARD STANTON

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Architectural Review Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Commission after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at www.pleasant-hill.ca.us subject to staff's ability to post the documents before the meeting.

An appeal of the decision or conditions of the Architectural Review Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

The public is welcome at this time to address the Architectural Review Commission on any subject, with the exception of scheduled items. Comments are limited to three minutes per speaker.

ANNOUNCEMENTS

MINUTES

[August 4](#) and [August 18, 2011](#)

PUBLIC HEARINGS

1. ARC 10-029 – AT&T WIRELESS FACILITY – 0 PASO NOGAL COURT (*Continued from August 18th - 45 Minutes*)

[Staff Report and Attachments](#)

Public hearing to consider approval for the construction of a new 35-foot tall artificial pine tree (monopine) which is proposed to have twelve panel antennas (75" tall x 10"

wide x 5.5" deep). Initially, four equipment cabinets (6' 6" tall) are proposed to be located within a lease area approximately 20' wide by 30' deep. The equipment cabinets would be screened by a 6' tall chain link fence with vinyl slats. Two additional cabinets are proposed, for a total of six, but would be installed at a future date. In addition, the Commission is requested to accept the categorical exemptions proposed for the project pursuant to Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, as amended, this project is determined to be Class 3 categorical exemption, which consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. Assessor parcel number 154-022-015.

Project Planner: Jeff Olsen, 925-671-5206, Jolsen@ci.pleasant-hill.ca.us

2. PLN 11-0055, BIG 5 SIGNAGE, 510 CONTRA COSTA BOULEVARD (20 minutes)

[Staff Report and Attachments](#)

Public hearing to consider approval of a Sign Permit request for new wall and pylon signage on an existing commercial building and pylon sign. The proposed channel letter wall signs are proposed to be mounted on the north, southeast, and east elevations; with respective sign areas of 70 sf., 24 sf., and 84 sf. The proposed pylon sign modifications consist of new channel letter signs on each side of the existing pylon sign. In addition, the Commission is requested to accept the Exemption pursuant to Section 15301 and 15311 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, since the project scope is limited to new signage on an existing structure and on-premise signage, which as a result would not have a significant impact on the environment. Assessor's Parcel Numbers: 125-050-025, 027 & 028.

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@ci.pleasant-hill.ca.us

3. PLN 11-0119, BLACK ANGUS RESTAURANT BUILDING COLOR CHANGE, 3195 NORTH MAIN STREET (20 minutes)

[Staff Report and Attachments](#)

Public hearing to consider approval of an Architectural Review Permit request for an already completed, non-permitted exterior color change to an existing stand-alone restaurant building. In addition, the Commission is requested to accept the Exemption pursuant to Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, as the project includes only a color change to the existing building, as a result it would not have a significant impact on the environment. Assessor's Parcel Numbers: 170-092-050 & 055.

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@ci.pleasant-hill.ca.us

4. PLN 11-0089, MJ STUDIO SIGNAGE, 670 GREGORY LANE (20 minutes)

[Staff Report and Attachments](#)

Public hearing to consider approval of a Sign Permit request for one sign face replacement in the Grayson Plaza (east side) shopping center. In addition, the Commission is requested to accept the categorical exemptions proposed for the project pursuant to sections 15301 and 15311 of the Guidelines for the Implementation of the California Environmental Quality Act of 1970, as amended, since the project scope would be limited to new, on-premise, signage on an existing structure which would not have a significant impact on the environment. Assessor Parcel Numbers: 149-380-006 (applicant's tenant space) & 149-380-007 (overall project site).

Project Planner: Jeff Olsen, 925-671-5206, Jolsen@ci.pleasant-hill.ca.us

STUDY SESSION

STAFF COMMUNICATIONS

1. Review and receive input on a draft customer service survey form.

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to the regular meeting of the Architectural Review Commission on September 15, 2011, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.